



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, JANUARY 19, 2011 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER, Chair

BETH COONS Vice Chair
VINCE DIBELLA
BRAD ARNETT

CHELL ROBERTS
LISA HUDSON
SUZANNE JOHNSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the February 7, 2011 City Council meeting. At that time, City Council will establish February 28, 2011, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. **CONSIDER THE MINUTES FROM THE DECEMBER 14, AND DECEMBER 15, 2011 STUDY SESSIONS AND REGULAR HEARING:**

B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

- *1. **Z10-35 (District 4)** 112 West Iron Avenue. Located south of the US 60 Superstition Freeway and east of Country Club Drive (6.3± acres). Rezone from Maricopa County I-2 to City of Mesa M-1. This request will establish city zoning on recently annexed property. P&H Mining Equipment, owner; City of Mesa, applicant. (PLN2010-00403)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

- *2. **Z11-01 (District 4)** 112 West Iron Avenue. Located south of the US 60 Superstition Freeway and east of Country Club Drive (6.3± acres). Rezone from M-1 to M-1 PAD and site plan review. This request will allow the expansion of an existing heavy equipment facility. P&H Mining Equipment, owner; Tim Rasnake, applicant. (PLN2010-00389)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

- *3. **Z11-02 (District 4)** 740 West Broadway Road. Located west of Country Club Drive on the north side of Broadway Road (4.82± acres). Council Use Permit. This request will allow the expansion of an existing recycling center in an M-2 zoning district. Jjadar Mamlechet, owner; Pew and Lake, applicant. (PLN2010-00352)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

- *4. **Z11-03 (District 6)** 9822 and 9846 East Main Street. Located west of Crismon Road on the north side of Main Street (7.55± acres). Rezone from Maricopa County R-5 and C-3 to City of Mesa R-4 and C-3. This request will establish city zoning on recently annexed land. William Woods, owner; City of Mesa, applicant. (PLN2010-00406)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

- *5. **Z11-04 (District 6)** 9822 and 9846 East Main Street. Located west of Crismon Road on the north side of Main Street (7.55± acres). Rezone from C-3 to R-4. This request will bring the existing land uses into conformance with the correct zoning districts. William Woods, owner; Dennis Zwagerman, applicant. (PLN2010-00388)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING TEXT AMENDMENT:

1. Revisions to Section 11-13-2(P): Supplemental Provisions, Special Events; and the addition of a new Chapter 12.2, entitled **Downtown Events Overlay District**; both regarding Special Events held in the vicinity of downtown Mesa.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval
P&Z Recommendation: Approval

F. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Status of the Zoning Code Update Process and summary of Final Draft Provisions

Note: *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov*

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